preserve

App F IX 4

*Previous References*

193
( HH )

HL File No 73-37
Serial Nos. 204,208

*Letter References*

# GENERAL AND REVENUE SECRETARIAT

*Serial Nos*

Part B for February 1939

SUBJECT

Levy of Municipal assessment on H' Station (Ele dept), Bolton etc

WD 0295—GPB—22 500—13 8 37

15.2.39

5564

**ELECTRICAL SECRETARIAT** | File No | of 193

D/23/5/38

Serial No

Subject - Municipal taxes - "A" Station Building Bangalore Cly

Reference Letter No 18782 dated the 4th/7th May 1938 from the Chief Electrical Engineer

1) The C E E brings to notice that the municipal tax on the 'A' Station Building in Bangalore Cly has been enhanced from Rs 625/- to Rs 1000 per year, with effect from the year 1936 37 & states that the enhancement is more than the previous assessment by nearly 60% while the increase in Capital Cost is about 9% only, (as shown in margin) and requests that the Bangalore Cly Municipality may be addressed to, return the old assessment by Rs 625/- per annum based on a rental value of Rs 5000 per year which is [illegible], as against Rs 8000/ now fixed

| Year | Capital cost Rs | Municipal tax Rs |
|---|---|---|
| 1929 30 | 1 18,233 | 378 |
| 1930 31 | 1,34,137 | 625 |
| 1936-37 | 1,46,132 | 1000 |

Serial No

2) From the Bangalore City Municipal Commissioners letter dated the 7th Dec 1937 addressed to the C E E, it is seen that that officer obtained the Capital values of all Govt Buildings from the Executive Engrs, Buildings Dn and that rental values thereof were fixed at 6% of the Capital values for fixing the revised assessment. Accordingly, the Capital Cost of the "A" Station as furnished by the Executive Engr, Buildings Dn, was 1,46,132 and 6% of the capital cost viz Rs 8,000 has been taken as the rental value the Municipal Commrs has fixed the revised assessment of Municipal tax of Rs 1000 at 12½% on the rental value of the building viz Rs 8000/ We are of opinion that there is no case for reduction of the revised assessment.

3) As the Municipality of Bangalore is in charge of the L S G Secretary, the present reference may, perhaps, be forwarded to him for obtaining the orders of Govt in the matter

A

SECY LOCAL E 231 1 GOVT OF MYSORE

WD 01005—GPB— 000—17 11 36

4) A may be done

Sec'L S G (WC)

Assessment on the Electric Supply Undertaking of Calcutta

[redacted]TRICAL SECRETARIAT | File No | of 193 .

Serial No

5) Enquiries made from me on other assembly, the rate levied on a building placed at 6 p.c. gross capital value as a typical procedure is adopted in the case of non-government buildings also

6) The Act contains a non-residential building (i.e. ½ p.c. gross value) clause in respect of non-residential buildings as aforesaid

Put up 25/7

7) Submitted with a draft letter for approval 26/5/38

8) Issued 26/7.

To The Mn Commr, Bengal thro' Dept
No L 9694 Dt 30-5-38
Calls for some information

From The Mn Commr Bengal, thro' Dept
No CR C 169 Dt 14/16-7-38
It furnishes the information called for

9) The Mn Commr states that assessment is levied on all private buildings on basis of rental value & that in case of Govt buildings which have

[illegible]

Mr K(2)

Asst 4/6/38

Assessment on the A Station - (Electric Deptt

5564/373

Blue copy

File No of 193 ELECTRICAL SECRETARIAT

Serial No

not been built for purposes of letting out, the capital cost of the buildings is taken as the basis for arriving at a rental value.

10) It is also stated that there is no provision, either in the Indl Act or in the Indl Account Manual that he has adopted for this procedure section 130 (1) of the Madras Indl Act Vol I & Indian Metres Act Extracts are enclosed for perusal. section 101 of the

11) In the case of non-residential buildings, 11% of the rental value is charged.

12) It is also proposed to reduce the assessment on the Electrical A Station from 12½% to 11% of the rental value

13) Submitted with reference to Paras 5 & 6 supra for orders.

2/21/38

Sd/- Leary (V.S.)

For 21/38

14) There is no authority for taking the gross capital cost as the rental value of a non-residential building what appears to be a fair rental value may be determined in consultation with the Chief Engineer the Financial Secy

For 21/38

2/21/38

GOVT OF MY OR

WD 01005—GPB— 000—17 11 36

5564 373

Levy of municipal assessment on 19 15 Stations - Electric Supply - Bangalore

General and Revenue Secretariat | File No | of 193 | [App F III-2

Serial No

No. No 246 dt 22/7/38

15) Forwarded with compliments to the Chief Engineer to the Govt of Mysore Bangalore for favour of furnishing a fair rental value in case of Govt Buildings which have not been built for purposes of Colleges and as in the case of Electric 'A' Station Buildings Bangalore

By order
Asst Secretary
for Secretary to Govt of Mysore

22 7 38

Elec Br II

Secy

16) WTH No 183 dated 28 9-38 ✓S

Returned, with compliments

2 The Superintending Engineer, Mysore Circle, who was consulted in the matter of fixing a fair -- rental value for Government buildings of a non-residential character is of opinion that 4 per cent may be adopted as rental value instead of 6 per cent of the capital cost for the reasons given in his --- letter No 605 dated 4th September 1938 copies - - - enclosed This seems to be fair and may be accepte in consultation with the Comptroller and the - - - - Financial Secretary

17) 3 The above seems to be the only way of arriving at a reasonable conclusion on this matter, as it is not possible to arrive at the market values based on rents that will be fetched by them

26/9/38

CHIEF ENGINEER OF MYSORE

T R S

NOTE—Contn heet

File No of 193

General and Revenue Secretariat

Serial No

18) For favourable remarks

29/9/38

RC Secy MC

19) To Comptroller with Compliments for favourable remarks

No 268/Spl dated 28-10-38

30/9/38

U O No 415 dated 25-10-38
WAD 2
Returned with compliments

FINANCIAL SECRETARY U O No Fl 891 29 SEP 1938 BANGALORE

No 14 WAD II 25-10-38

COMPTROLLER 235 1938 BANGALORE

20) 2 Rule I(a) of para 135 of the Mysore P W Account Code lays down that rental value of Government Buildings used for residential purposes should be calculated at 7 percent of the present value of the Building This rate of 7 percent fixed is intended to cover maintenance charges at the prescribed rate of 1½% on the capital cost of the building and interest at 5½ percent as fixed in Govt Order No Fl 1830/G F 21-28-4 dated 20-9-1938 The same rate will have to be followed even for fixing the rental value of Govt Buildings of non-residential character, as any distinction will be neither sound in principle nor desirable owing to the fact that interest and maintenance charges remain constant in both the cases If the reduced rate of 4% proposed by the Chief Engineer is accepted, it may eventually lead to the same rate being extended to the rental value of buildings used for residential purposes also

FINANCIAL SECRETARY 20 OCT 1938 GOVT OF MYSORE

Serial No

resulting in heavy losses of revenue in the shape of rent recoverable from the occupants which amounts to about 3/7th of the present revenue The recommendation of the Chief Engineer is not therefore acceptable

41) 3 The basis on which the Bangalore City Municipality have raised the assessment on the Electric "A" Station Building at Bangalore is in conformity with the Indian Municipality Act and the basis adopted by the Madras Municipal Corporation It is for the consideration of Government if a similar rule has to be introduced for the guidance of Municipalities in Mysore also in respect to the calculation of the rental value of the Government buildings of a non-residential character

cf 5) 4 It is contended by the Electrical Department that the assessment raised by the Bangalore City Municipality is heavy and out of all proportions But it has to be proved that the value of the building represented in the books of P W Department is materially in excess of the present value and that the percentage rate adopted for fixing the rental value is in excess of that prescribed in para 135 Rule 1(a) of the Mysore P W Account Code

23) 5 I may however suggest in this connection that the Electrical Department may perhaps ascertain from the C & M Station Municipality the basis on which the Municipal Taxes have been fixed by them for the Electric "C" and "B" Station Buildings situated within the limits of C & M Station and have the tax for the Electric "A" Station Building fixed upon the same basis by the Bangalore City Municipality

A

Note—Contn Sheet

CV

M Varadachar
Comptroller

513/1

File No | of 193_ | Comptroller's Office,

Serial No

91) As Comptroller's note may be ascertained

31/10/38

1/11/38

29) Submitted with a draft letter for approval

1/11/38

26) 2nd 2/11/38

To The Chief Electrical Engineer
No L 3615 Dt 7-11-38
Issues instructions in the matter

From The Chief El Engineer, Bangr
No 11222 Dt 25-11-38
States that no mnl taxes have been fixed for "B" & "C" station buildings situated within the limits of the C & M Station mnlty, & that therefore no taxes are paid except the monthly "Conservancy charges"

27) It is also stated that the El Deptt Buildings in Bangalore & Mysore cities were exempted from payment of mnl taxes till the date of the issue of GO No Dt 1696-709/mnl 81-20-1 Dt 3-8-1920.

28) It is further reported by the Ch El Engineer that in case of other Town Electrification schemes, the El Deptt buildings are exempted from mnl taxes, as one of the conditions under which

CF NYSO

CH

TYPING SECTION
2 DEC 193
GENL
TT

Municipal Rates — A Section - Blue Cyc
3731/2742 (Electrical Secy)



Serial No

a power supply is extended to such towns
29) Submit with reference to Paras 23 & 24
30) If appd, the file will be sent to the Secy with this information 31) Submit revised paras 23 and 24 2/12/11 for Financial Secy)

FINANCIAL SECRETARIAT
U O No FI 1586
28 NOV 1938
PRE

32) I agree with the views expressed by the Chief Engineer in paras 16 & 17 of the file.
30/12/38

33) Refer para 14 The concession given to Engr agreed to by the Secy may be accepted The Commissioner will be required to adopt 4 pre as the rental value of buildings not intended for letting and which are utilised for public purposes as well as for the rental value of 6 pre as at present. He will also be informed that house property alone a certain number does not exceed more than 3 only.
Sd 3/12/38

(11 members)
Sd
4/12
Sd
5/12/38

The file will be transferred to the Electrical Secretariat for issuing orders as above & sending a copy of the orders to be issued to this Branch (2 copies) for reference.

C C T E
3 DEC 1938
4-45
GALORE
8-56
7-12-38.

Note—Contn Sheet

WD 0544—GPB—30 000—2 9 83

Sd (illegible)
6/12/38

Subject - Municipal Taxes - "A" Station, Bangalore city

847

113

D No 352
File No

27/12/38
of 193

General and Revenue Secretariat

Submitted
I Member)

Issue.

Known No ED S 1486-90 d 23/12/38

Transfered to the P W D for favour of dealing with the general question of municipal taxes on buildings, referred to in paras 16 and 33 above

As the Bangalore City Municipality has to accept the rental value of non-residential Government buildings, at 4% instead of 6% of their capital cost, for being adopted as the basis for the levy of the Municipal taxes, necessary orders may have to be issued from the Local Self Government

Public Works Secretariat | File No | of 193

Serial No

Government Branch The file of papers is herewith forwarded for favour of further action

Stocktaker 13/2/39

L S G Branch )

No To 508
14 2 39

"Y" The Md Commr, in his letter Dy 31-1-39 requests Govt whether the levy of assessment at 4 per cent of the capital cost of the Electrical "A" Station building, as fixed by the Chief Electrical Engineer is to be taken as correct and has the force of a Govt order.

"Z" The Govt in their letter No L 6327/me Dy 6 2 39 replied in the affirmative

No further action seems necessary with regard to the El 'A' Station building

The point raised in this file is the issue of a general order fixing the levy of assessment on all non-residential Govt buildings in Bangalore city, at 4 per cent of the Capital cost of the building concerned submitted for orders.

20/2

It seems that the issue of a general order as proposed above is not required

under the provisions of the cit. Town Planning Acts, Govt buildings

Which are used solely for public purposes must used for charitable purposes are exempt from the levy of taxes – except Sanitary cess & water-tax – ~~or~~ unless fit orders to the contrary or consent to the levy as in the case of buildings used for commercial & profit earning depts like the electric Association, Soap Factory etc

It is therefore submitted that each case may be dealt with as when it comes up for fit & no general order is necessary, as it would contravene the principles of law

for
21/2/33

Secy to Govt

2/21/2

22/2

Submitted for appd. the Papers may be filed as no further action is necessary

23/2/33

2/22/2

15/2

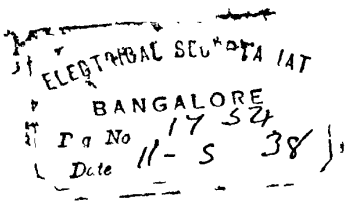
23/2/33

SECT. LOCAL SELF GOVT
22 FEB 19..
GOVT OF MYSORE

TELEPHONE No

TELEGRAPHIC ADDRESS
GOMED

CODES USED
BENTLEY'S LIEBER'S
A.B.C. 6th EDITION
BUSINESS TELEGRAPH CODE



**GOVERNMENT OF MYSORE**
**ELECTRICAL DEPARTMENT**

OFFICE OF THE CHIEF ELECTRICAL ENGINEER

*Bangalore* 4th May 1938
(MYSORE S INDIA)

7

*From*

S G FORBES ESQ EE BS E&ME M M AIEE
CHIEF ELECTRICAL ENGINEER
TO THE GOVERNMENT OF MYSORE
BANGALORE

*To*

The Secretary to the Government of
His Highness the Maharaja of Mysore,
Electrical Department, Bangalore

Sir,

Municipal Taxes - "A" Station Building,
Bangalore

I have the honour to state that I have received an intimation from the Municipal Commissioner that the "A" Station Building of this Department has been assessed to a Municipal Tax of Rs1,000/- from the year 1936-37, according to the revised assessment I have noted in the margin

| Year. | Capital cost | Municipal Tax |
|---|---|---|
| Upto 1929-30 | 1,18,233/ | 378/- |
| 1930-31 | 1,34,137/ | 625/- |
| 1936-37 | 1,46,132/ | 1,000/- |

the capital cost of the building and the Municipal tax thereon as assessed from time to time and it will be seen therefrom that the proposed enhancement is more than the previous assessment by nearly 60% while the increase in capital cost is about 9% only

I addressed the Municipal Commissioner in my letter No 6901-2 dated 24th November 1937 (copy enclosed) that the annual rental value fixed is very high as compared

with the rent that could be expected to be realised from the buildings of the type in the locality and requested him to revise the assessment so as to be in conformity with the rental value of such a building irrespective of the capital cost in that locality But the Municipal Commissioner has intimated that the revised tax cannot be reduced as it has been based on the capital value, a copy of his letter No SPL REV TO 225/37-38 dated 7th December 1937 is herewith enclosed

As I still consider that the rental value of Rs8,000/- per annum is very high for a building of the type of "A" Station in that locality and the maximum rent that can be expected to be realised may not amount to even Rs250/- per month, I request you kindly to address the Bangalore Municipality to see their way to reduce the assessment to what it was prior to 1936-37 viz , Rs625/- per annum based on a rental value of Rs5,000/- per year which in itself is high

I have the honour to be,
Sir,
Your most obedient servant,

Chief Electrical Engineer

SGF KTS BN

Copy of letter No 6901-2 dated 24th November 1937 from the Chief Electrical Engineer to the Government of Mysore, Bangalore, to the Municipal Commissioner City Municipality, Bangalore City,

---

Municipal Taxes - "A" Station Building, Bangalore

I have the honour to state that the Municipal tax on the "A" Station building is reported to have been enhanced from Rs625/- per annum to Rs1,000/- per annum, with effect from 1st January 1937, on the grounds that the building has been extended and that the present rental values of buildings in the neighbourhood have increased

In this connection, I wish to furnish below, the Capital cost of the building and the Municipal tax thereon as assessed from time to time, wherefrom it will be seen that the proposed enhancement is more by 60% of the previous tax of Rs625/- as against an increase of only 9% in the Capital cost of the building -

| Year | Capital cost of the building | Municipal Tax |
|---|---|---|
| Upto | Rs | Rs |
| 1929-30 | 1,18,233/- | 378/- |
| 1930-31 | 1,34,137/- | 625/- |
| 1936-37 | 1,46,132/- | 1,000/- |

In view of the foregoing facts, it has to be admitte that the assessment is very heavy and out of all proportion to the amount spent on the extension of the building I therefore, request that the present assessment may be suitably revised and intimation sent to me

---

" COPY "

BN*

Chief Electrical Engine

Copy of letter No SPL REV TO 225/37-38 dated 7th December 1937 from the Municipal Commissioner, Bangalore City, to the Chief Electrical Engineer in Mysore, Bangalore

---

Subject - Levy of revised assessment on electric "A" Station

With reference to your letter No 6901 dated 24th November 1937 objecting to the levy of revised assessment of Rs1,000/- on the above building, I have the honour to intimate that the previous annual tax of Rs625/- had not been based on the capital cost of the building During the general revision, the capital costs of all Government buildings were obtained from the Ex Engineer, Bangalore Buildings Division and the rental values thereof were taken to 6% of the same and revised assessment fixed

Similarly the Rental Value of "Electric "A" Station" was taken at a round figure of Rs8,000/- being 6% of its capital cost Viz , Rs1,46,132/- and the revised assessment of Rs1,000/- at 12½% on the Rental Value fixed

2 The revision of the 1st Division in which Electric "A" Station is situated was completed last year and no objection was taken in respect of the revised tax, although notice of enhanced tax was duly communicated to your office by the Executive Engineer, Bangalore Buildings Division with his letter No 1593/1 dated 4th February 1937

3 In these circumstances there is no case for reduction of the revised assessment

---

" COPY "

BN

Chief Electrical Engineer

Appendix F G—1]

SUBJECT

*Diary No of letter replied to*

General and Revenue Secretariat

( )

*the* *193*

"R"

Date of issue 30 5 38

Signed by

List of enclosures

Copied by W.K. 9/5

Examined by

Section ML

File No

Serial No

No L 9694

To

The M.L. Comm., Bcg. thro' PWD Secy.

With reference to your letter No Spl Rev To 225/37-38 dt 7-12 37 addressed to the Chief Electrical Engineer, in the matter of levy of revised assessment on electric "A" Station, Bangalore I am directed to enquire ~~whether~~ the authority under which the rental value of a building is fixed at 6% of the Capital Value and whether a similar procedure is adopted in the case of non-Government buildings also

It may also be stated

WD 0521—GPB—30 000—12 3 37

whether 12½% of the rental value
as levied in respect of other
non residential buildings in Bhuvaneshwar
A very early reply is requested Thanking etc

9/26/11

Dy Secy to Govt
S. G. Deptt

9/26/11

**GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE**

**General and Revenue Secretariat**

*Bangalore Dated,* 30th May *193* 8

No L9694
Secl

From

*The Secretary to the Government of His Highness the Maharaja of Mysore*
*Local Self Government Department*

To

The Municipal Commissioner,
Bangalore City
through the President, Bangalore City Municipal Council

Sir

With reference to your letter No Spl Rev To 225/37-38 dated 7th December 1937 addressed to the Chief Electrical Engineer in the matter of the levy of revised assessment on electric "A" Station, Bangalore, I am directed to enquire the authority under which the rental value of a building is fixed at 6% of the capital value and whether a similar procedure is adopted in ~~this~~ the case of non-Government buildings also

It may also be kindly stated whether 12½% of the rental value is levied in respect of other non-residential buildings in Bangalore City

A very early reply is requested

I have the honour to be,
Sir,
Your most obedient servant,

Mr Sajan Mann

For Secretary to Government,
Local Self-Government
Department

mk

373
α

# BANGALORE CITY MUNICIPALITY

MUNICIPAL OFFICES

*Bangalore* 14-7-1938

No C2-c 169 Encl Two

Mc 73-37-207

From

S NARAYANA RAO ESQ M A (HONS)
MUNICIPAL COMMISSIONER
*Bangalore City*

To P H Krishna Rao, Esq , M A ,
Secretary to the Government of
His Highness the Maharaja of Mysore
Local Self Government Department
Bangalore

SIR

With reference to your letter No 9674/M1 dated 30th May 1938 enquiring the authority under which the Rental value of Electric "A" Station is fixed at 6% of the capital value, I have the honour to state that the assessment is levied on all private buildings on the basis of rental value In the case of Government buildings which have not been built for purposes of letting out, the capital cost of the buildings is taken as the basis for arriving at a rental value There is no provision in this behalf either in the Municipal Regulation or Municipal Account Manual but this procedure has been adopted since a long time and is in conformity with that followed by the Madras Municipal corporation It is seen from Section 130(1) The Madras Municipal Act Volume 1, extract of which is herein enclosed, that in the case of any building not erected for letting purposes and such gros annual rent cannot be estimated, the annual letting value shall be - deemed to be 6% of the estimated present cost of the building

This method of arriving at the rental value on the capital cost is also supported by the Indian Municipalities Act by Forrest, vide Section 101, extract of which also is enclosed herein for reference

P T O

I am to add that in the case of other non residential buildings 11% of the rental value is charged In the present case the tax at 12½% has continued since a long time and has been retained in the general - revision It will be reduced to 11%

I have the honour to be,

Sir,

Your most obedient servant,

MUNICIPAL COMMISSIONER 1917

Forwarded with compliments

Honorary President 1917

PSK

Extract from the Law of Municipal Carporation Madras City Municipal Acts of 1904 Vol 1 By P D Aiyangar

---

Annual value of lands and buildings

130 (1) The annual value of lands and buildings for the purpose of this chapter shall be deemed to be the gross annual rent at which the land or building might reasonably be expected to let from month to month or from year to year If, in the case of any building not erected for letting purposes and not ordinarily let, such gross annual rent cannot, in the opinion of the President, be estimated, then the annual value thereof shall be deemed to be six per cent on the sum obtained by addition the estimated present cost of erecting the building, less a reasonable amount on account of depreciation, if any, to the estimated value of the land valued with the building as part of the same premises

---

Copy.

Municipal Commissioner 12/7

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

General and Revenue Secretariat

*Dated Bangalore* 7th November 1938

No L 3615/one

From

*The Secretary to the Government of His Highness the Maharaja of Mysore*
*Local Self Government Department*

To

The Chief Electrical Engineer,
Bangalore

Sir

With reference to your letter No 18782 dated 7th May 1938 addressed to the Secretary to Government, Electrical Department, regarding the levy of Municipal taxes on the Electrical "A" station building, Bangalore City, I am directed to request you to be so good as to ascertain from the Civil and Military Station Municipality the basis on which the Municipal taxes have been fixed by them for the Electrical "C" and "B" Station buildings situated within their limits and have the tax for the Electrical "A" station building situated within the City Municipal limits fixed on the same basis by the Bangalore City Municipality

I have the honour to be,

Sir,

Your most obedient servant,

(Draft)

For Secretary to Government,
Local Self-Government Department

jgn/2

Appendix F G—1]

SUBJECT

*Diary No of letter replied to*

General and Revenue Secretariat

( )

*the* *193*

Date of issue 7th Nov 1938

Signed by

List of enclosures

Copied by

Examined by

Section ml

File No

Serial No

No L 3615

To The Chief El Engineer
Bangalore

Sir,

With reference to your letter No 18782 Dy 7 5-38 addressed to the secy to Govt, El Deptt re the levy of ml taxes on the El "A" station buildings, Bangalore city, I am directed to request you to be so good as to ascertain from the C & M Station mstr the basis on which the ml taxes have been fixed by them for the El "C" & "B" Station buildings situated within their limits and have the tax for the El "A" Station buildings fixed upon the

WD 0521—GPB—30 000—12 3 37

same basis by the Bangalore City Mcpy

I have etc
for Secy to Govt
2/11/38
Lab Deptt

Copy of the above is forwarded with Compliments to the Secy to Govt Ed Deptt for information

By order
for Secy to Govt
Lab Deptt

Not necessary at present

Copies of the above are forwarded with Compliments to the Mc Commr, Bang (this the Ddly) with ref to his letter No C2 C 169 dt 16-7-38 & enquiries with reference to his letter No 268/Appl dated 28/10/38

By order
for Secy to Govt
Lab Deptt
1/11

2242
2

TELEPHONE No 2110

IN REPLY REFER TO No 11222 ENCLO

TELEGRAPHIC ADDRESS
GOMED

BEN E LEE
ABC 6 EDTON
N T L G APH CODE

**GOVERNMENT OF MYSORE**
**ELECTRICAL DEPARTMENT**

OFFICE OF THE CHIEF ELECTRICAL ENGINEER
Bangalore 25-4 NOVEMBER 1938
(MYSORE S INDIA)

SECY LOCAL SELF GOVT 26 NOV 1938 GOVT OF MYSORE

26/11/38

*From*

for KKS

S G FORBES Esq EE BSc E & ME MemAIEE
CHIEF ELECTRICAL ENGINEER
TO THE GOVERNMENT OF MYSORE
BANGALORE

*To*

The Secretary to the Government of
His Highness the Maharaja of Mysore,
Local Self-Govt ,Deptt Bangalore.

Sir,

MUNICIPAL TAXES ON 'A' STATION BUILDING,
BANGALORE CITY

With reference to your letter No L 3615/M1 , dated the 7th instant on the above subject, I have the honour to state that no Municipal Taxes have been fixed for our 'B' and 'C' Station buildings situated within the limits of the Civil and Military Station Municipality, Bangalore, and, therefore, no taxes are paid except the monthly 'Conservancy Charges'

The Electrical Department buildings were exempted from Municipal Taxes in Bangalore & Mysore Cities until the issue of G O No R.1696-709/M1 , 81-20-1 dated 3rd August 1920, since when Municipal Taxes are paid to Bangalore & Mysore City Municipalities.

"K"

In the case of other Town Electrification Schemes, the Electrical Department buildings are exempted from Municipal Taxes, as one of the conditions under which a power supply is extended to such Towns.

I have the honour to be,
S i r,
Your most obedient servant,

SGF-MH-KTS-MA

Chief Electrical Engineer

1 Mysore Government Service

Bangalore

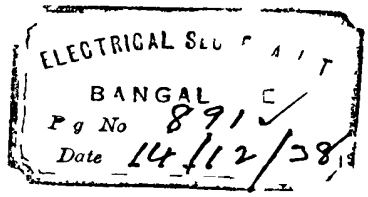
2947
2

# BANGALORE CITY MUNICIPALITY

MUNICIPAL OFFICES

No A4-1378/ Final one 2nd

*Bangalore* 6-12- 1938




From

S NARAYANA RAO ESQ M A (HONS)
MUNICIPAL COMMISSIONER
*Bangalore City*

To

P H Krishna Rao, Esq , M A ,
~~The~~ Secretary to the Government of
His Highness the Maharaja of Mysore
Local Self Government Department
Bangalore

SIR

In continuation of this office letter No C2-C 169/16-7-1938 and with reference to the last para thereto regarding the levy of assessment on Electric A 'Station' " I have the honour to state that according to the Bye-laws Schedule 'A" ( copy enclosed herewith) only shops and mandies are taxed at 11% of the Rental Value of which 3% constitutes water rate while in all other cases the tax is 12½% of the Rental Value, the water rate being 4½%

In the case of " Electric 'A' Station ", 12½% on the Rental Value is chargeable as it does not come under the category of either a shop or a mandy Even in the case of Theatres and cinema houses, an uniform rate of 12½% on their Rental Value is levied The last para of my letter No C2- C 169/16-7-38 is therefore incorrect and requires modificaton to this extent

Forwafded with compliments

Honorary President. 7/12

I have the honour to be,
Sir,
Your most obedient servant,

S Narayana Rao

Municipal Commissioner

PSK

Extract from the Rules and Bye-Laws framed under the Mysore Municipal Regulation VII of 1906

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Schedule A
( Schedule of Taxes)

| Name of tax | Class of property liable | Amount or rate at which classes liable | Exemptions | Time at which taxes payable |
|---|---|---|---|---|
| Tax on building | Buildings | Five per cent on the annual letting value | a Buildings set apart for the occupation of His Highness the Maharaja<br>b Buildings belonging to Government and used solely for public purposes and not used or intended to be used for purposes of profit, unless Government consents to the levy of the tax<br>c Buildings exclusively used as places of public worship or for charitable but not, for residential purposes | In two equal instalments in advance in July and January every year |
| * * * * | * * * * | * * * * | * * * * | * * * * |
| Special Sanitary Cess | All Buildings which admit of daily conservancy | 2 percent on the rental value | Buildings, the annual letting value of which is Rs 16/- or less and which is the sole rateable property of the owners | In two equal instalments in advance in July & January every year |
| Water rate | All buildings and lands within Municipal limits | 3 percent on the rental value in case of buildings and three-fifths of the building tax in the case of vacant sites<br>In regard to buildings used as shops or markets one percent on their rental value | Maximum 4½ %<br>Maximum 3% | In two equal instalments in advance in July & January every year |
| Lighting tax | All buildings and lands | 1 percent on the rental value | Same as in the case of building tax | do |

S. Nanjundaiah
Municipal Commissioner 6/11

PSK

**ELECTRICAL SECRETARIAT**

**Draft for approval**

*No EDS* 1486-90

*Dated* 23-12-38

*Encls*

FROM

*The Secretary to Government*
*Electrical Department*
*Bangalore*

To

The Chief Electrical Engineer, Bangalore

**Subject** —

Municipal taxes on the "A" Station Buildings at Bangalore etc

Sir

With reference to correspondence ending with your letter No 11222 dated the 25th Nov 1938 on the above subject, I am directed to convey the approval of Govt to the adoption of 4 percent on

Sent with a modified draft to the Personal Assistant Secretary 1/1/39

para above for reference file PWD for issue of the order

2/1/39

MD 018—GPL—2000—28 7 8

the Capital ~~value~~ Cost of the buildings as the rental value per annum for purposes of assessment of Municipal rates in connection with the above building, subject however, to the condition that it ~~[it is not to be let but]~~ is utilised for public purposes only and not let out

Thanking you

Yours faithfully

21/12

for Secy to Govt

Hon Elec Dept

21 DEC 38

Copy to the Comptd & Dy Comptr for information

Copy to the Secy to Govt - L & S for information

Copy to the Municipal Commr Bangalore etc for information - Copy to H Asst to Dy Chief Engr for information

Hon. 12 for Secy to Govt GA

1489 with file

Letter No 605 dated the 4th September 1938, from the Superintending Engineer, Mysore Circle, to the Chief Engineer of Mysore

**********

Re Municipal tax on Electric 'A' Station of Electrical Department, Bangalore

With reference to your letter No 1041 dated 29th July 1938 calling for a detailed examination of the question of fixing a fair rental value of Government buildings of a non-residential character, I have the honour to submit herewith a copy of Buildings Division Executive Engineer's letter No 275 dated 30th August 1938 for your kind perusal The Executive Engineer has again merely pointed out to the necessity for having a definite ruling in the matter but does not make any definite suggestions

2 The Municipal Commissioner has stated that on the analogy of -- what obtains at Madras, he has adopted the same procedure of levying 6% of the capital value as the rental value for purposes of levying taxes In the absence of anything definite in the Municipal Code, the procedure adopted is no doubt arbitrary in a sense

3 Now as pointed out by the Executive Engineer, Buildings Division the ordinary maintanence and repairs cost has been fixed at 1½% of --- capital value Hence in fixing the percentage at 6% for rental value, the net interest counted upon is 4½% which is much higher than the rate of 3% obtaining in the market Besides that, no allowance is sought to be made in the capital value for deterioration even neglecting this

The incidence of taxation being 12½% of rental value and the latter being taken as 6% of capital cost, the Municipal tax will be ¾% of the capital cost

I am of opinion that 4% may be adopted as rental value when the incidence of taxation will be ½% of the capital cost of 1½% allowed for repairs

It would be very desirable if the Municipal Council agree to adopt 10% as Municipal tax on Government buildings and if this could be done, the taxation will be 2/5% of capital value which is very fair and reasonable

**********

P T O

Letter No 275 dated the 30th August 1938 from the Executive Engineer, Buildings Division, Bangalore, to the Superintending Engineer, Mysore Circle, Mysore

---

Re Municipal tax on Electric 'A' Station of Electrical Department

With reference to your No 1819 dated 8th August 1938 forwarding copy of Chief Engineer's No 1041 dated 29th July 1938 regarding fixing up the percentage of capital cost for the levy of Municipal tax in --- Bangalore City, I have the honour to state as follows -

> As per para 135-3(II) of P W Account Code, Page 44, the maximum amount set apart for the annual repairs to the Government - - - building is only ½% on the capital cost of building This ½% of the capital cost should include the Municipal tax arise on - the building It is found by experience that full ½% of the capital cost is not enough to keep the buildings in an efficient condition As such, anything more than ¼% of capital cost --- towards Municipal tax is not reasonable, the balance of ¼% only being left towards maintenance charges (Special repairs are --- done at intervals and are treated individually)

As this rate the tax for Electric Station whose capital cost -- for 1936-37 is Rs 1,46,132/- would work up to Rs (1,46,132 x ¼%) 366/- while that claimed is Rs 1,000/- which works up to 0 68% of capital cost which is very heavy

For residential Government building for which the capital and revenue accounts are kept, the Municipal tax is also unnecessarily increased. 4½% interest charges plus ½% ordinary maintenance charges and 1% charges for special repairs in all charges at 6% of capital cost is being worked out while fixing the rent for the building If the Municipal tax alone is enhanced to more than ¼% of capital cost, it is feared that the rents for buildings have also to be enhanced

I would request that a definite ruling on the point may kindly be arranged to be got if necessary, in consultation with the Comptroller with a view to regularise the Municipal tax payable on the residential Government buildings

The enclosures received with your reference under advertance are herewith returned as desired

*****************

"Copies"

Hek Rhalke

For Chief Engineer of Mysore 27/9

T R S

8/9/39

947

3965

# BANGALORE CITY MUNICIPALITY

MUNICIPAL OFFICES

SECY LOCAL SELF GOVT OF MYSORE 1 FEB 19

No A4 1378/38 39 &c

Bangalore 30-1- 1939

From

S NARAYANA RAO ESQ M A (HONS)
MUNICIPAL COMMISSIONER
*Bangalore City*

To P H Krishna Rao, Esq , M A ,
~~The~~ Secretary to the Government of
His Highness the Maharaja of Mysore
Local Self Government Department
Bangalore

SIR

**Levy of assessment on Electric A Station**

Adverting to letter No 1492/38 dated 7-1-39 received from the Chief Electricl Engineer ( Copy enclosed for reference) in the matter of levy of assessment on Electric A Station, I have the honour to request you to be so good as to intimate whether the order referred to by the Chief Electrical Engineer is to be taken as a reply to this Office letter No A4-1378/38 dated 7-12-38 addressed to you on the subject A copy of memo No E D S No 1488/ dated 23-12-38 sent by the Secretary to Government, Electric Department, is enclosed for reference

I have the honour to be,
Sir,
Your most obedient servant,

S Narayana Rao

MUNICIPAL COMMISSIONER

PSK

Send extra draft letter for appln (vide Secy's note) at the top of the original file to be transferred to the Electrical Secty

TYPED

To the Mle Commr Bglre thro PDK
No L6327 8 6 39
Replies in the affirmative

Copy of letter No 1486 dated 23rd December 1938 from the Secretary to Government, Electrical Department, Bangalore to the ~~The~~ Chief Electrical Engineer to the Government of Mysore, Bangalore

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Subject Municipal taxes on the "A" Station Building at Bangalore City

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With reference to correspondence ending with your letter No 11222 dated the 25th November 1938 on the above subject, I am directed to convey the approval of Government to the adoption of 4 percent on the ~~xxx~~ capital cost of the building as the rental value per annum for purposes of assessment of Municipal tax in connection with the above building, - subject however, to the condition that it is utilised for public - purposes only and is not let out

---

No E D S 1488 Dated, Bangalore 23rd December 38

Copy of the above is forwarded with compliments to the Municipal Commissioner, Bangalore City, for information

Sd D S Venkanna
For Secretary to Government,
Electrical Department

Copy

PSK Municipal Commissioner 30/1

Copy of letter No 14920 dated 7th January 1939 from the Chief Electrical Engineer, in Mysore, Bangalore, to the Municipal Commissioner, Bangalore City

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With reference to your memo No A4-1374 dated 6-12-38, forwarding a copy of your letter to the Secretary, Local Self Government, Department, in connection with the levy of assessment on Electric "A" Station, I have the honour to forward, herewith, a copy of the Government order No E D S 1486 dated 22-12-38, directng the adoption of 4% on the capital cost of the building as the rental value per annum, and to state that on the above basis the tax payable on the Electric "A" Station, Bangalore, is 12½% of 4% of Rs 1,46,132/- which amounts to Rs 730-11-0

2 A revised bill for the amount may be forwarded, in duplicate for further needful action

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Copy

PSK

Municipal Commissioner

Appendix F G—1]

SUBJECT

*Diary No of letter replied to*

General and Revenue Secretariat

( )

*the* *193*

Date of issue 6-2-39

Signed by

List of enclosures

Copied by

Examined by

Section

File No

Serial No

No L6327

To The ml Commnr, Bcaf,
thro the PDs

Sir,

with reference to your letter no A4 1378/38-39 dt 31-1-39, requesting to be intimated whether the order referred to by the Chief Engineer relating to the levy of assessment on Electrical "A Station, Bcaf is to be taken as a reply to your office letter no A4 1378/38 dt 7-12-38, addressed to Govt, I am directed to reply in the affirmative

I have etc

for Secy to Govt

WD 0278—GPB—30 000—4 3 38